THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 11001 PAGE 832

Tennessee FHA

Name: Willie J. Parham and Barbara Parham
S&K#: 96-1203
FHA #: 483-1463878-703
Loan#: 010405557

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 1988, recorded in Book 7592, Page 142, and re-recorded in Book 7703, Page 588, Register's Office of Davidson County, Tennessee, Willie J. Parham and wife, Barbara Parham conveyed to Jackson W. Moore, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10142, Page 494 and re-recorded in Book 10155, Page 394, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **OCTOBER 1, 1997** at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Tennessee Housing Development Agency, whose address is c/o NationsBanc Mortgage Corporation, 101 E. Main Street, Louisville, KY 40202, at and for the sum of $35,769.25, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Tennessee Housing Development Agency, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Nashville, Davidson County, Tennessee, to wit:

Being the northerly 43 feet of Lot No. 59 on the plan of S.M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7592, Page 142, and re-recorded in Book 7703, Page 588, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7592, Page 142, and re-recorded in Book 7703, Page 588, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7592, Page 139, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of October, 1997, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1924 16th Avenue North, Nashville, Tennessee 37208-1429

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37228-1803

ATTENTION: Single Family Property Disposition Branch

S & K File #96-1203
Map & Parcel - 81 7 242

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN 38124-1155

98 JUL -1 PM 2:56
DAVIDSON COUNTY, TN.

04577577
INDEXING & REFERENCE

LAW OFFICE OF SHAPIRO & KIRSCH, L. L. P.
P.O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

July 16, 1997

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 220 596 876

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 1924 16th Avenue North, Nashville, Tennessee 37208-1429
Property Owner(s): Willie J. Parham and Barbara Parham
S & K #96-1203

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for NationsBanc Mortgage Corporation, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Tennessee Housing Development Agency.

The legal description of the property is:

Described property located in Nashville, Davidson County, Tennessee, to wit:

Being the northerly 43 feet of Lot No. 59 on the plan of S.M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee.

Your Notice of Tax Lien was filed: Book 10238, Page 853

County: Davidson
Date: October 28, 1996

and has Account Number: 002 415 84 8037/000

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: October 1, 1997
Time: 10:00 a.m.

3F39 07/01 0101 03CHECK 22.00

The approximate amount of the principal obligation including interest is $34,694.02.

The approximate expenses will be:

Advertisement	$224.10
Attorney fee	$500.00
Recording	$ 24.00

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: NationsBanc Mortgage Corporation

P 220 596 876

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

State of Tennessee
Commissioner of Revenue
Andrew Jackson State
Office Building
Nashville, Tennessee 37242-0002

55

Certified Fee	135
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	110
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$ 300
Postmark or Date	96-1203 K-1-97

PS Form **3800**, April 1995

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

te of Tennessee
missioner of Revenue
rew Jackson State
ce Building
hville, Tennessee 37242-0002

d on the reverse side?

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

4a. Article Number P 220 596 876

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

8. Addressee's Address *(Only if requested and fee is paid)*

5. Received By: *(Print Name)*

6. Signature: *(Addressee or Agent)*
X

JUL 18 1997

Is your RETURN

PS Form **3811**, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

BOOK 11001 PAGE 836

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

RECEIVED
JUL 28 1997

July 24, 1997

Mr. Joe M. Kirsch
Attorney At Law
Shapiro & Kirsch
P. O. Box 241155
Memphis, TN 38124-1155

RE: Foreclosure Sale of Property Owned by: Willie J. Parham
Account Number: 0002-415848037
Your S & K Number: 96-1203

Dear Mr. Kirsch:

This is in reference to your letter dated July 16, 1997 concerning a foreclosure sale of property owned by **Willie J. Parham.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of **October 20, 1997** is **$2,375.00.**

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

xc: Gary Dietz, Revenue Enforcement Supervisor, Nashville Region
Lynn York, Revenue Enforcement Supervisor, Nashville Region

Sale 10/1/97
96-1203